

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		HENDERSON ST, ARLINGTON

OWNERSHIP

Owner 1:	SEMISCH CHRISTOPHER A		
Owner 2:			
Owner 3:			
Street 1:	40 HENDERSON STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	ROY DAVID P -		
Owner 2:	-		
Street 1:	40 HENDERSON STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Wood Shingle Exterior and 1728 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10259	Total SF/SM:	4469	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	443.257	Spl Credit		Total:	443.300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4469.000	377,500		443,300	820,800		15030
							GIS Ref
							GIS Ref
Total Card	0.103	377,500		443,300	820,800	Entered Lot Size	GIS Ref
Total Parcel	0.103	377,500		443,300	820,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		475.00	/Parcel: 475.00	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	377,500	0	4,469.	443,300	820,800		Year end	12/23/2021
2021	104	FV	359,700	0	4,469.	443,300	803,000		Year End Roll	12/10/2020
2020	104	FV	359,800	0	4,469.	443,300	803,100	803,100	Year End Roll	12/18/2019
2019	104	FV	298,200	0	4,469.	471,000	769,200	769,200	Year End Roll	1/3/2019
2018	104	FV	298,200	0	4,469.	343,500	641,700	641,700	Year End Roll	12/20/2017
2017	104	FV	281,700	0	4,469.	299,200	580,900	580,900	Year End Roll	1/3/2017
2016	104	FV	281,700	0	4,469.	254,900	536,600	536,600	Year End	1/4/2016
2015	104	FV	235,900	0	4,469.	249,300	485,200	485,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

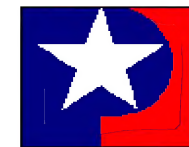
Date	Result	By	Name
8/12/2017	Inspected	PH	Patrick H
7/21/2017	MEAS&NOTICE	HS	Hanne S
6/29/2016	Sales Review	PT	Paul T
11/4/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
8/11/1993		TH	

Sign: _____

VERIFICATION OF VISIT NOT DATA __/__/__

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	15030
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

AssessPro Patriot Properties, Inc